

049.0

0002

0025.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

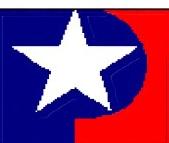
843,900 / 843,900

USE VALUE:

843,900 / 843,900

ASSESSED:

843,900 / 843,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
55-55A		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PIGOTT CHARLES A TRS-ETAL	
Owner 2: CAHILL MARY ANN	
Owner 3:	

Street 1: 47 DUDLEY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 10,716 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Vinyl Exterior and 2400 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10716		Sq. Ft.	Site		0	70.	0.59	11			Med. Tr	-15					441,182						441,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	10716.000	399,100	3,600	441,200	843,900		34750
							GIS Ref
							GIS Ref
							Insp Date
							02/23/16

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

843,900 / 843,900

USE VALUE:

843,900 / 843,900

ASSESSED:

843,900 / 843,900

14137!

Prior Id # 1:	34750
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:12:28

PRINT	
Date	Time
12/10/20	19:12:28
LAST REV	
Date	Time
03/02/19	12:59:14
apro	
4137	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	399,200	3600	10,716.	441,200	844,000	844,000	Year End Roll	12/18/2019
2019	104	FV	324,000	3600	10,716.	441,200	768,800	768,800	Year End Roll	1/3/2019
2018	104	FV	324,000	3600	10,716.	296,200	623,800	623,800	Year End Roll	12/20/2017
2017	104	FV	303,400	3600	10,716.	283,600	590,600	590,600	Year End Roll	1/3/2017
2016	104	FV	303,400	3600	10,716.	273,600	580,600	580,600	Year End	1/4/2016
2015	104	FV	252,000	3600	10,716.	220,200	475,800	475,800	Year End Roll	12/11/2014
2014	104	FV	252,000	3600	10,716.	196,900	452,500	452,500	Year End Roll	12/16/2013
2013	104	FV	262,300	3600	10,716.	186,900	452,800	452,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12990-439		6/9/1976		24,750	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/2/1998	58	Manual	4,000					REROOF	2/23/2016	Inspected	PC	PHIL C
									2/23/2009	Meas/Inspect	189	PATRIOT
									3/15/2000	Inspected	263	PATRIOT
									2/8/2000	Mailer Sent		
									2/8/2000	Measured	197	PATRIOT
									7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

